



Planning & Economic Development Department  
100 Hughes Road  
Madison, Alabama 35758

## **Planning Commission Staff Report**

**Date:** June 16, 2022

**Project:** Mini Storage Facilities (Zoning Text Amendment 2022-003)

**Applicant:** National Retail Development, LLC

**Property Owner:** Madison Market DG, LLC and FLDG Associates Pool 7, LLC

**Location:** B2 District Properties Citywide

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### **Request Summary**

This is a request to amend Section 4-6A-1 of the Zoning Ordinance to allow Indoor Storage Facilities as a conditional use in the B2 District under the Mini Storage Facilities use category. Section 12-2 would also be amended to add a definition related to the request.

### **Recommendation**

Motion to:

“Approve the Zoning Text Amendment for Mini Storage Facilities, as recommended by Staff, (ZTA2022-003) and forward to the City Council for adoption.”

## **Project Request**

This is a request for a Zoning Text Amendment to permit indoor storage facilities within the B2 District as a conditional use under the Mini Storage Facilities category. The changes to the permitted uses table and suggested conditions proposed by the applicant are shown below.

### **Section 4-6A-1**

#### **Table 1 Permitted Uses in Commercial Districts & Medical Center Districts**

P-Permitted by Right, NP-Not Permitted and C-Permitted Subject to Conditions

Uses	B1	B2	B3	MC	Standards
Mini Storage Facilities	NP	<del>NP</del> -C	P	NP	<u>4-6A-5(24)</u>

### **Section 4-6A-5 Standards for Approval of Conditional Uses**

#### **24. Mini Storage Facilities – B2 District**

In B2, Indoor Mini Storage Facilities shall be permitted when proposed and constructed to include Class A office space within the facilities and on the condition of compliance that they comply with all regulations contained in Section 4-7 as well as the requirements set forth in this Section 4-6A.

- a. The site plan for any Indoor Mini Storage Facility, as allowed herein, must contain at least five percent of the square footage of the proposed facility as Class A office space.
- b. The Indoor Mini Facility shall utilize secure access to the building(s) located on the property and not limit traffic or otherwise interfere with traffic through the property for access to adjacent properties.
- c. No Site Plan for an Indoor Mini Storage Facility will be allowed or approved on a lot or parcel with public street storage, nor constructed within 400 feet from the primary access to the lot from any public street.
- d. All exterior light fixtures shall be
  1. Protected by a weather and vandal resistant covering.
  2. Located and fitted with appropriate cutoffs, if necessary, to prevent the light level on any adjoining roadway or residential property line from exceeding one-foot candle;
  3. Aimed so that they do not exceed an angle of 45 degrees out from the base of the pole when using flood lights.
  4. Installed on poles 30 feet or less in height unless the parking area exceed 25,000 square feet; in such cases, poles exceeding 30 feet, as measured from the finished, may be used if it is demonstrated that all the requirements of this section can be met, and
  5. Shielded to prevent glare on adjacent properties and right of ways by use of landscaping or architectural means such as think evergreens vegetated buffers, berms, walls, or fences, and/or the use of directional lighting, lighting shields, special fixtures, timing devices, appropriate light intensities, luminaries, and mountings at appropriate heights.
- e. A Mini Storage Facility, as defined herein, shall mean an establishment providing secure, climate-controlled, indoor storage of materials, vehicles or goods which are accessed from within the secured building location and not from the exterior thereof. This term does not include a self-service storage facility, a hazardous materials storage facility or an indoor wholesale and distributions facility.

## **General Information**

### **Background:**

Initially, the applicant had requested a Zoning Map Amendment to change the zoning of property north of Old Madison Pike and east of Hughes Road from B2 (Community Business District) to B3 (General Business District). The primary reason for the request was to locate an indoor self-service storage facility there. However, a change in zoning to B3 within the interior of the City is generally something not supported. This district is designed for regional markets drawing customers from surrounding communities, and B3 District properties are primarily located on or near U.S. Highway 72 and Madison Boulevard.

The Zoning Ordinance currently includes Mini Storage Facilities in the list of permitted uses in the B3 District. It does not distinguish between indoor or outdoor, nor define what a Mini Storage Facility is. There are no conditions associated with this type of use. "Storage establishments" are also allowed in the industrial districts, M-1 and M-2.

### **Conformance with Long Range Plans:**

1. Future Land Use Map. Not Applicable
2. West Side Master Plan. Not Applicable
3. Growth Plan. Not Applicable.
4. Parks & Recreation Master Plan. Not Applicable

## **Analysis**

The proposed text amendment presented under the Project Request section of the report was written by the applicant and is specific to the property that they are hoping to locate storage facilities on as referenced in the Background section. The City must evaluate whether indoor mini storage is compatible for all B2 District properties and if the conditions proposed by the applicant are appropriate and adequate for all such B2 District properties.

Staff thinks that mini storage facilities can be compatible in the B2 District, where units are accessed from inside the building, which is also what the applicant is proposing. Such a use does not cause any negative noise, odor or unsightly property impacts on neighboring properties. Staff also recommends that these facilities only be allowed on lots that have frontage on collector or arterial roads as they can generate truck traffic. The City has B-2 lots on roads that are deemed local roads, and staff does not support the storage facilities in these locations. The property considered by the applicant has frontage on Old Madison Pike, which is classified as a Major Collector.

Staff evaluated existing standards for the B2 District and other applicable standards to ensure they would result in a mini storage development that is compatible with other uses in the District and those surrounding a B2 District property. Some of those safeguards include:

- Screening and Wall Requirements
- Site Design Requirements
- Architectural Appearance of the Building and Structures
- Parking and Circulation
- Lighting Standards found in Section 5-22
- Buffer requirements between zoning districts found in Section 5-18.

These existing standards provide for a continuity of quality regardless of the use. In addition, the B2 District has a maximum height limit of 35 feet, which is the same as most single family residential areas that B-2 properties are often adjacent to.

Staff does not think some of the applicant's suggested conditions are necessary, though their intent is appreciated. Their suggested item "c" is too narrowly defined, and staff cannot determine a justifiable land use reason for the standards to be that restrictive. Their suggested item "d" is covered by the Zoning Ordinance's existing lighting standards. Item "b" was drafted for the particular property; however, the City has regulations that would ensure access to adjacent commercial properties, and staff does not think that is necessary. Staff supports the applicant's suggestion that office space be incorporated into these projects in the B2 District. This would provide more services and jobs for residents.

Staff recommends the Zoning Text Amendment to allow Mini Storage in B2 districts as a conditional use with modifications. The recommended changes are provided as Attachment No. 1.

### **Attachments**

1. Staff Recommendation for Zoning Text Amendment 2022-003

Attachment No. 1

Recommended Zoning Text Amendment Language for Mini Storage Facilities

**Section 4-6A-1**

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Uses	B1	B2	B3	MC	Standards
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**Section 4-6A-5 Standards for Approval of Conditional Uses**

**24. Mini Storage Facilities – B2 District**

In B2, Indoor Mini Storage Facilities shall be permitted when proposed and constructed to include Class A office space within the facilities and on the condition of compliance that they comply with all regulations contained in Section 4-7 as well as the requirements set forth in this Section 4-6A.

- The site plan for any Indoor Mini Storage Facility, as allowed herein, must contain at least five percent of the square footage of the proposed facility as Class A office space.
- The Indoor Mini Facility property shall have frontage on a collector or arterial roadway as defined in the City's Transportation Master Plan.

**Section 12-2 Definitions of Commonly Used Terms and Words**

**Mini Storage Facility:** An establishment providing secure, climate-controlled, indoor storage of materials, vehicles or goods that are accessed from within the secured building location and not from the exterior thereof. This term does not include a self-service storage facility, a hazardous materials storage facility or an indoor wholesale and distributions facility.